

the receipt of which is hereby acknowledged, we, Thomas C. Roberts, Bernard M. Roberts, Ann Cecelia King, Gladys V. Hill, Kenneth E. Wars, Catherine M. Brown, Hyland E. Wars, Jr., Brenda J. Tillery, Joseph Lester Ingram, adult residents of Frederick County, State of Maryland, and Robert W. Ingram, Hattie Daniels, Pamela Kelly, Joseph A. Wars, Jane Brown, Joanne Thomas and Pamela Clayton, adult residents of York County, State of Pennsylvania, do hereby grant and convey a one-half undivided interest unto William Ardane Smith and Rachel C. Smith, his wife, and an undivided one-half interest unto Mary R. Jones, as tenants in common, their heirs and assigns, in fee simple, in all that tract or parcel of land being known as Lot 120 on the Plat of the Town of Liberty hereinafter referred to, said lot being on the southerly side of State Route 26, and according to a survey of the property made by Frederick Wallace Pyne, Registered Land Surveyor, on October 5, 1974, being more particularly described as follows:

BEGINNING for the same at a 3/4" iron pipe now set in the northerly right of way line of South Street at its intersection with the easterly lot line of Lot #120, being a lot of a plat of the Town of Liberty laid out and platted on October 5, 1784 and recorded by John Young on March 24, 1786 in Liber M.D. #6, folio 331, thence, with the lines of said Lot #120, as now surveyed and so as to exclude the taking of the State Roads Commission in connection with improvements to Maryland State Route 26, (1) North 05° 01' 22" West 220.48 feet to a 3/4" iron pipe now set in the southerly 25' right of way line of the aforesaid State Route 26, and thence with it, (2) South 61° 46' 00" West 54.39 feet to a 3/4" iron pipe now set, (3) South 05° 01' 22" East 207.15 feet to a 3/4" iron pipe now set in the northerly right of way line of the aforesaid South Street, and thence, with it, (4) North 86° 00' 00" East 50.00 feet to the point of beginning, the same containing 10,897 square feet more or less, all as shown on a sketch plat attached hereto as a part of the description contained herein.

BEING all that same lot of land conveyed unto Alfred B. Roberts by deed of Ulysses Hobbs, Trustee, dated July 14, 1894, and recorded among the Land Records of Frederick County, Maryland in Liber J.L.J. #7, folio 262.

TOGETHER with all the buildings and improvements thereupon, and all the rights, ways, waters, roads, privileges, easements, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD an undivided one-half interest in the above described real estate unto William Ardane Smith and Rachel C. Smith, his wife, and an undivided one-half interest therein unto Mary R. Jones, as tenants in